

ON-LINE REAL ESTATE AUCTION

Bidding starts closing Wednesday February 11th 2026 at 6:00 PM

Registration On line only

71 Private Drive #54

Unit D-2

South Point OH 45680

2 Story Condominium with Finished Basement

Very nice two-story condominium with a fully finished basement located in the desirable Willowvale Square Condominiums. This clean and attractive development is well maintained and offers a great location convenient to US Route 52, Downtown Huntington, WV, and all nearby amenities. The property features **views of the Ohio River with access to the riverfront**, adding to its appeal and lifestyle value.

An **excellent investment opportunity** with strong income-producing potential through rental or renovation. The unit is part of the **Willowvale Square Condominium Unit Owners Association** and is subject to the established Covenants and By-Laws. Overall, this property represents good **value in a sought-after area**, ideal for investors or owner-occupants seeking convenience, scenery, and long-term potential.

Additional Features

2 bedroom/2.5 bath Condominium

2016+/- SF as assessed

Built 1972

2 dedicated parking spots in rear under carport

Additional parking for overflow/guests in front and various locations

New Electric Heat pump (1 month old)

Good size living room with half bath

Eat-in Kitchen with bar and appliances convey

Laundry closet/pantry (Additional laundry hook-up on lower level)

2 bedrooms on upper level with walk in closets and Jack and Jill Bath

Family room on lower level could be 3rd bedroom with full bath

Laundry room/storage/mechanical

River access to Association members

For more information Contact

Keith Hare

304-741-9135

Lawrence Co OH Parcel ID 06-099-0432.000

GPS: 38.412736N, 82.506490W

Directions: I 64W to exit 6 to straight across the river to OH and US 52N to left on Charlies Creek Road to right on Co Road 1/Sybene Curve to left on East drive to left on Private Drive #54 to 2nd Unit on the left.

RE Terms: 10% down payment made day of auction w/balance due at

*closing **w/in 60** days. 10% BP.*